



## **MEMORANDUM**

**TO:** District of Columbia Board of Zoning Adjustment

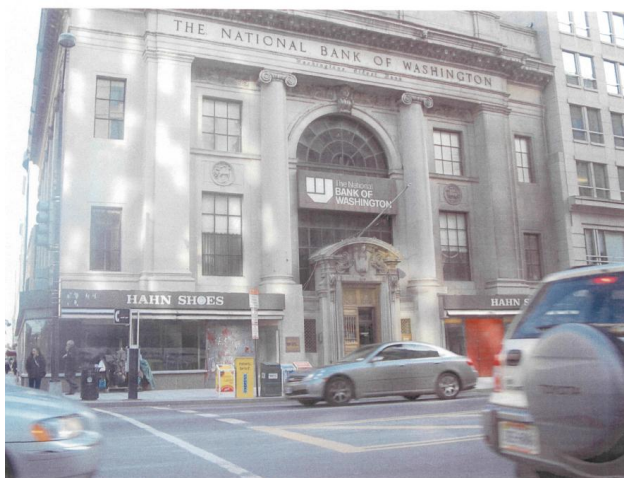
**FROM:** Jennifer Steingasser, Deputy Director of Development Review & Historic Preservation

**DATE:** June 15, 2010

**SUBJECT:** Extension Request – BZA Application No.17992-A, 615 14<sup>th</sup> Street, N.W.

Applicant	Armenian Genocide Museum and Memorial, Inc.
Address	615 14th Street, N.W.
Ward / ANC	Ward 2; ANC 2F
Project Summary	Expansion of building for the establishment of a museum and memorial.
Effective Date of Order	July 18, 2008
Previous Extension	None
Expiration Date of Order	July 18, 2010

### **PHOTOGRAPHS OF SITE:**



2008



2010

### **EVALUATION OF THE EXTENSION REQUEST**

Section 3031.6 of the Zoning Regulations allows for the extension of a BZA approval for “good cause” shown upon the filing of a written request by the applicant before the expiration of the approval; provided that the BZA determines that the following requirements are met:

- (a) **The extension request is served on all parties to the application by the applicant, and all parties are allowed thirty (30) days to respond.**

The Certificate of Service submitted as a part of the application indicates that it was served on ANC 2F on March 20, 2010, the only party to the original application.



- (b) There is no substantial change in any of the material facts upon which the Board based its original approval of the application that would undermine the Board's justification for approving the original application.**

**Zoning Regulations**

There have been no changes to the zone district classification of the subject property.

**Surrounding Development**

There have been no significant projects approved since the previous approval was granted by the BZA.

**Proposed Development**

The application indicates that no changes to the approved development are proposed as part of this extension request.

- (c) The applicant demonstrates that there is good cause for such extension, with substantial evidence of one or more of the following criteria.**
- (1) An inability to obtain sufficient project financing due to economic and market conditions beyond the applicant's reasonable control;**
  - (2) An inability to secure all required governmental agency approvals by the expiration date of the Board's order because of delays that are beyond the applicant's reasonable control; or**
  - (3) The existence of pending litigation or such other condition, circumstance, or factor beyond the applicant's reasonable control.**

The applicant has been unable to obtain sufficient project funding due to pending litigation against the applicant that resulted in a lien against the subject property. That lien resulted in termination of a loan, and major donors have held off providing funds until the litigation is resolved.

JS/sjm<sup>AICP</sup>

Case Manager: Stephen J. Mordfin, AICP